

**Yacht Harbor Towers 1650 Ala Moana Boulevard Unit 4101, Honolulu 96815 \* \$1,850,000 \***

**Originally \$1,695,000**

|   |   |                                |
|---|---|--------------------------------|
| Beds: <b>3</b>  | MLS#: <b>202414310, FS</b>                        | Year Built: <b>1973</b>        |
| Bath: <b>3/0</b>                                      | Status: <b>Active</b>                             | Remodeled:                     |
| Living Sq. Ft.: <b>2,247</b>                          | List Date & DOM: <b>06-18-2024 &amp; 27</b>       | Total Parking: <b>3</b>        |
| Land Sq. Ft.: <b>138,216</b>                          | Condition: <b>Excellent, Above Average</b>        | <a href="#">Assessed Value</a> |
| Lanai Sq. Ft.: <b>287</b>                             | Frontage: <b>Other</b>                            | Building: <b>\$1,848,200</b>   |
| Sq. Ft. Other: <b>0</b>                               | Tax/Year: <b>\$1,247/2023</b>                     | Land: <b>\$113,500</b>         |
| Total Sq. Ft. <b>2,534</b>                            | Neighborhood: <b>Ala Moana</b>                    | Total: <b>\$1,961,700</b>      |
| Maint./Assoc. <b>\$2,627 / \$0</b>                    | <a href="#">Flood Zone</a> : <b>Zone X - Tool</b> | Stories / CPR: <b>21+ / No</b> |
| Parking: <b>Assigned, Covered - 3+, Guest, Street</b> | Frontage: <b>Other</b>                            |                                |

[Zoning](#): **12 - A-2 Medium Density Apartme**

View: **City, Coastline, Garden, Golf Course, Marina/Canal, Mountain, Ocean, Other, Sunrise, Sunset**

**Public Remarks:** Rarely avail, luxurious 3/3/3 True Top floor Corner Penthouse w/2 large enclosed lanais. Building has had MAJOR improvements recently. Front row to Friday night Fireworks! Boasts unparalleled breathtaking Ocean & Mountain & City views from every room. Imagine: Gas cooking in your chef's kitchen! Unique, one of a kind Penthouse w/10' ceilings. Ala Moana Shopping Center next door. Stepping onto your expansive lanais, enveloped by fresh ocean air & endless panoramas. Relaxing poolside after a tennis match, w/City lights. Grand 8' deep heated salt water pool, Jacuzzi, & spacious recreation deck w/BBQ area Tennis & Pickleball courts, Car wash. Two large side-by-side parking stalls & 1 separate stall, all in Prime location. a Located across from Waikiki Yacht Club & beautiful expansive Ala Moana Beach. Live the resort life, steps from world-class dining, shopping, & nightlife. Use ShowingTime to schedule your private tour today. The Waikiki Yacht Club offers membership promotion waiving \$1,500.00; initiation fee to Associate Members for owners of Yacht Harbor Towers. All utilities incl in maintenance fee. This property is a "must see". **Sale Conditions:** None **Schools:** [Ala Wai](#), [Washington](#), [Kaimuki](#) \* [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)





| Address                                       | Price              | Bd & Bth | Living / Avg. | Land   Avg.    | DOM |
|---|--------------------|----------|---------------|----------------|-----|
| <a href="#">1650 Ala Moana Boulevard 4101</a> | <b>\$1,850,000</b> | 3 & 3/0  | 2,247   \$823 | 138,216   \$13 | 27  |

| Address                                       | Tax   Maint.   Ass.     | Assessed Land | Assessed Building | Assessed Total | Ratio | Year & Remodeled |
|---|-------------------------|---------------|-------------------|----------------|-------|------------------|
| <a href="#">1650 Ala Moana Boulevard 4101</a> | \$1,247   \$2,627   \$0 | \$113,500     | \$1,848,200       | \$1,961,700    | 94%   | 1973 & NA        |

[1650 Ala Moana Boulevard 4101](#) - MLS#: [202414310](#) - Original price was \$1,695,000 - Rarely avail, luxurious 3/3/3 True Top floor Corner Penthouse w/2 large enclosed lanais. Building has had MAJOR improvements recently. Front row to Friday night Fireworks! Boasts unparalleled breathtaking Ocean & Mountain & City views from every room. Imagine: Gas cooking in your chef's kitchen! Unique, one of a kind Penthouse w/10' ceilings. Ala Moana Shopping Center next door. Stepping onto your expansive lanais, enveloped by fresh ocean air & endless panoramas. Relaxing poolside after a tennis match, w/City lights. Grand 8' deep heated salt water pool, Jacuzzi, & spacious recreation deck w/BBQ area Tennis & Pickleball courts, Car wash. Two large side-by-side parking stalls & 1 separate stall, all in Prime location. a Located across from Waikiki Yacht Club & beautiful expansive Ala Moana Beach. Live the resort life, steps from world-class dining, shopping, & nightlife. Use ShowingTime to schedule your private tour today. The Waikiki Yacht Club offers membership promotion waiving \$1,500.00; initiation fee to Associate Members for owners of Yacht Harbor Towers. All utilities incl in maintenance fee. This property is a "must see". **Region:** Metro **Neighborhood:** Ala Moana **Condition:** Excellent, Above Average **Parking:** Assigned, Covered - 3+, Guest, Street **Total Parking:** 3 **View:** City, Coastline, Garden, Golf Course, Marina/Canal, Mountain, Ocean, Other, Sunrise, Sunset **Frontage:** Other **Pool:** **Zoning:** 12 - A-2 Medium Density Apartme **Sale Conditions:** None **Schools:** [Ala Wai](#), [Washington](#), [Kaimuki](#) \* [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

DOM = Days on Market